



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, DECEMBER 16, 2009, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Ethan Edwards, Tess Nguyen, Andrew Gonzales, Kimberly De Coite (recording secretary)

**MINUTES:** None

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 2009-032 (FARMERS HARVEST ALCOHOL TASTING)****  
  
    **APPLICANT:** Joe Rovirosa, Farmer's Harvest  
    **REQUEST:** To permit the onsite sale and consumption of alcohol within a 7,355 sq. ft. grocery store. The project consists of an approximately 360 sq. ft. designated area for the purpose of tasting alcoholic beverages.  
  
    **LOCATION:** 19111 Beach Boulevard, 92648 (southwest corner of Beach Boulevard and Garfield Avenue)  
  
    **PROJECT PLANNER:** Ethan Edwards  
    **STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval
  
- 2. PETITION DOCUMENT:      **COASTAL DEVELOPMENT PERMIT NO. 2009-009 (WEBSTER RESIDENCE ADDITION)****  
  
    **APPLICANT:** Michael Webster  
    **REQUEST:** To permit a 1,024 sq. ft., first and second story addition to an existing 2,925 sq. ft. single-family residence and an overall building height of 27 ft.  
  
    **LOCATION:** 16371 Ardsley Circle, 92649 (south side of Ardsley Circle, east of Humboldt Drive – Humboldt Island)  
  
    **PROJECT PLANNER:** Tess Nguyen  
    **STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**AGENDA**

**(Continued)**

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Thirty-Four Dollars (\$1,534.00 ) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***